



Peter Marples - 8PRA &lt;peter.marples@gsa.gov&gt;

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**Fwd: Grand Junction HQ Open House**

6 messages

**Charles Leverett** <cleverett@blm.gov>

Fri, Aug 30, 2019 at 6:50 AM

To: criffel@blm.gov, Robert Welton &lt;bwelton@blm.gov&gt;, Robert Casias &lt;rcasias@blm.gov&gt;, rshoop@blm.gov

Cc: andrew.myers@gsa.gov, peter.marples@gsa.gov

Good Morning,

I am forwarding this to Barry Welton so he can make the changes.

Since time is critical, I would recommend not having to remove the movable partitions, rather frame the new walls around the housing alcoves of the partitions.

These plans need to be submitted to GSA ASAP. I seriously doubt this work can be done by the open house date but perhaps GSA can expedite the process.

Andrew and Peter, can you weigh in on this?

Thanks

Sent from my iPhone

Begin forwarded message:

**From:** "Riffel, Cathy" <criffel@blm.gov>  
**Date:** August 29, 2019 at 5:53:26 PM MDT  
**To:** Charles Leverett <cleverett@blm.gov>  
**Subject:** Grand Junction HQ Open House

Hi Tony,

Did Bob mention to you he wants to have an Open House at the new GJ HQ towards the end of October 2019, if possible?

He said you mentioned the building Owner is in construction so Bob was hoping the Owner would be able to expedite the requested changes to the new space in time for the Open House. He said he realizes some of the changes may not be finished by then, but hoped the majority would be completed for "show" even is not everything is furnished yet. He does want the executive furniture in place for the Open House.

Bob asked me to make note of additional changes he wants to the new space so I found the floor plans in your CO GJ folder. I took notes and them when we were finished talking, I printed out a copy and made Bob's requested changes on the plan. I scanned it and named it revised and saved it in your folder. I have also attached it now for your review. Bob would like you to have the engineer make the changes as soon as possible.

Bob was wonder if the furniture vendor could get access to the new space, if needed, in case they need to see something first-hand the plans do not show them?

Bob said he is available by cell tomorrow until about 11:00 MDT before he heads to the airport to fly home.

I think that's all for now. I am available tomorrow as needed so please do not hesitate to ask/call. I do have an appointment at 9:00 am so I will not be able to respond to anyone from about 8:45 am to 10:00 am. Other than that, I'm available.

Thanks and enjoy several glasses of Chardonnay! : )

Cathy M. Riffel  
Realty Specialist  
Real Estate Leasing Services (RELS)  
Bureau of Land Management  
National Operations Center (NOC)  
Denver, CO 80225  
Work: 303-236-9446  
Cell: (b) (6)  
FAX: 303-236-7124

\*BLM Real Estate Leasing Services values your feedback and strives to improve the service we provide. Please take a moment to click the "Provide Feedback" link below and let us know how we did. Thanks! [Please provide feedback, thank you!](#)

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## 2 attachments

 **ATT00001**  
1K

 **GJ-HQ Prelim Plan XX Revised by BCasias 8.29.2019 cmr.pdf**  
191K

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**Peter Marples - 8PRA** <peter.marples@gsa.gov>

Fri, Aug 30, 2019 at 8:44 AM

To: Charles Leverett <cleverett@blm.gov>, andrew.myers@gsa.gov

Only responding to you and Andrew - this is something we can discuss next week, but until the RLP deadline (Sunday) we can't. I still don't think anyone else can meet the requirement but we won't know for certain until Sunday. I'll review submissions (if received) Tuesday and let you know where we stand.

Peter Marples  
Lease Contracting Officer  
General Services Administration

[Quoted text hidden]

&lt;ATT00001&gt;

&lt;GJ-HQ Prelim Plan XX Revised by BCasias 8.29.2019 cmr.pdf&gt;

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**Charles Leverett** <cleverett@blm.gov>  
To: Peter Marples - 8PRA <peter.marples@gsa.gov>  
Cc: andrew.myers@gsa.gov

Fri, Aug 30, 2019 at 9:26 AM

Thanks

Sent from my iPhone

[Quoted text hidden]

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**Peter Marples - 8PRA** <peter.marples@gsa.gov>  
To: Charles Leverett <cleverett@blm.gov>  
Cc: Andrew Myers - 8PSDW <andrew.myers@gsa.gov>

Tue, Sep 3, 2019 at 7:51 AM

Only the horizon building submitted an offer, so things will hopefully move quickly now.

Peter Marples  
Lease Contracting Officer  
GSA, Region 8  
Phone: 303-324-9093  
Email: [peter.marples@gsa.gov](mailto:peter.marples@gsa.gov)  
Address: One Denver Federal Center  
Building 41, SL 601  
Denver, CO 80225

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**Andrew Myers - 8PA1** <andrew.myers@gsa.gov>  
To: Peter Marples - 8PSMW <peter.marples@gsa.gov>  
Cc: Charles Leverett <cleverett@blm.gov>

Tue, Sep 3, 2019 at 8:02 AM

Great thanks Peter. I'd like to communicate with Susan Combs (and Mike Nedd) before we sign the lease. So let me know when we're almost there.

Let's also discuss our strategy to acquire the full 10k.

[Quoted text hidden]

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**Leverett, Charles** <cleverett@blm.gov>

Tue, Sep 3, 2019 at 8:17 AM

To: Andrew Myers - 8PA1 <andrew.myers@gsa.gov>

Cc: Peter Marples - 8PSMW <peter.marples@gsa.gov>

Thanks Gents!

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--

**Tony Leverett**

*Chief, Real Estate Leasing Services*

*Bureau of Land Management*

*National Operations Center*

*Denver, CO*

*303 236-8931*

*(b) (6) cell*

RELS Sharepoint: <https://blmspace.blm.doi.net/oc/sites/property/rels/Pages/default.aspx>

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Thanks! [Provide Feedback](#)

(b) (5)

SHEET XX X OF X	PROJECT NO: AE-CO-19-0X					MARK	DESCRIPTION	DATE	APPROVED	GRAND JUNCTION	UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT  PRELIMINARY PLAN  HEADQUARTERS	COLORADO	
	DESIGN OFFICE: NOC												
	DESIGNED BY: XXXXX												
	DRAWN BY: XXXXX												
	CHK'D BY: XXXXX												
	APPROVED BY:												
	DATE: Aug 2019												



Peter Marples - 8PRA &lt;peter.marples@gsa.gov&gt;

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## Recommendations regrading Grand Junction

4 messages

**Timothy Horne - 8P** <tim.horne@gsa.gov>

Thu, Aug 1, 2019 at 11:39 AM

To: "Combs, Susan" &lt;susan\_combs@ios.doi.gov&gt;

Cc: Mnedd@blm.gov, Andrew Myers - 8PSDW &lt;andrew.myers@gsa.gov&gt;, John Harris &lt;john.harris@gsa.gov&gt;, Dan Brousseau - 8PRB &lt;daniel.brousseau@gsa.gov&gt;, Peter Marples - 8PRA &lt;peter.marples@gsa.gov&gt;

Hi Susan-

I was in Grand Junction yesterday for the market survey and I wanted to follow up with some thoughts and recommendations. I understand that there are many factors that need to be considered, my thoughts are focused exclusively on the real property (office space) strategy associated with this move.

We found a building that meets the schedule requirements, with modern IT infrastructure, appropriate level of finish for executives, close to the BLM Field Office and the airport. Given our conversations over the last year this is a good fit and something that is rather rare in a place like Grand Junction.

Based on what I saw, I am making the following recommendations. Keep in mind we wont know the exact cost ramifications until we negotiate with the building owner.

**Term - (b) (5)****Square Footage - (b) (5)****Path Forward - (b) (5)**

I am happy to discuss. Regardless of the decision, I am confident we will meet the BLM requirements in Grand Junction.

Have a great day.

**Combs, Susan** <susan\_combs@ios.doi.gov>

Thu, Aug 1, 2019 at 11:51 AM

To: Timothy Horne - 8P &lt;tim.horne@gsa.gov&gt;

10/8/2019

GSA.gov Mail - Recommendations regrading Grand Junction

Cc: Michael Nedd <Mnedd@blm.gov>, Andrew Myers - 8PSDW <andrew.myers@gsa.gov>, John Harris <john.harris@gsa.gov>, Dan Brousseau - 8PRB <daniel.brousseau@gsa.gov>, Peter Marples - 8PRA <peter.marples@gsa.gov>

Thanks for the update.

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--

Susan Combs  
U.S. Department of the Interior  
1-202-208-4482



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**Peter Marples - 8PRB** <peter.marples@gsa.gov>  
To: Charles Leverett <cleverett@blm.gov>

Thu, Aug 1, 2019 at 2:17 PM

FYI -  
Peter Marples  
Lease Contracting Officer  
GSA, Region 8  
Phone: 303-324-9093  
Email: [peter.marples@gsa.gov](mailto:peter.marples@gsa.gov)  
Address: One Denver Federal Center  
Building 41, SL 601  
Denver, CO 80225

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**Michael Nedd** <mnedd@blm.gov>

Thu, Aug 1, 2019 at 3:55 PM

To: Susan Combs <susan\_combs@ios.doi.gov>, Timothy Horne - 8P <tim.horne@gsa.gov>

Cc: Andrew Myers - 8PSDW <andrew.myers@gsa.gov>, John Harris <john.harris@gsa.gov>, Dan Brousseau - 8PRB <daniel.brousseau@gsa.gov>, Peter Marples - 8PRA <peter.marples@gsa.gov>

Yes,

Thank you Tim and the entire team for going the extra mile to ensure we saw some quality sites and I also appreciate the discussions/sharing of ideas and options...

*Take care and have a wonderful day! : )*

*Michael D. Nedd*

*202-208-3801 Office*

*202-208-5242 Fax*

*[mnedd@blm.gov](mailto:mnedd@blm.gov)*

*A thought to consider "Do all the good you can, in all the ways you can, for all the people you can, while you can!"*

*Working together we're stronger - BLM Strong" - and our Core Values are "To serve with honesty, integrity, accountability, respect, courage, and commitment to make a difference."*

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**Peter Marples - 8PRA** <peter.marples@gsa.gov>

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## Agenda/Map

3 messages

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**Peter Marples - 8PRB** <peter.marples@gsa.gov>  
To: Charles Leverett <cleverett@blm.gov>

Mon, Jul 29, 2019 at 2:56 PM

Tony - take a look. Let me know if this looks ok for the agenda. I'm going to be printing off all of the floorplans, marking flyers, etc and I'll have a package for everyone that attends.

Peter Marples  
Lease Contracting Officer  
GSA, Region 8  
Phone: 303-324-9093  
Email: [peter.marples@gsa.gov](mailto:peter.marples@gsa.gov)  
Address: One Denver Federal Center  
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**Market Survey Map and Agenda.pdf**  
485K

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**Leverett, Charles** <cleverett@blm.gov>  
To: Peter Marples - 8PRB <peter.marples@gsa.gov>

Mon, Jul 29, 2019 at 3:06 PM

Peter,

Looks good- thanks for everything.

[Quoted text hidden]

--

**Tony Leverett**  
*Section Chief*  
*Real Estate Leasing Services*  
*Bureau of Land Management*

National Operations Center  
Denver, CO  
303 236-8931  
(b) (6) cell

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Thanks! [Provide Feedback](#)

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**Peter Marples - 8PRB** <peter.marples@gsa.gov>  
To: "Leverett, Charles" <cleverett@blm.gov>

Mon, Jul 29, 2019 at 3:11 PM

Ok great. Feel free to share that then and I'll share on our end.

Peter Marples  
Lease Contracting Officer  
GSA, Region 8  
Phone: 303-324-9093  
Email: [peter.marples@gsa.gov](mailto:peter.marples@gsa.gov)  
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Peter Marples - 8PRA &lt;peter.marples@gsa.gov&gt;

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**BLM GJ Advertisement**

13 messages

**Andrew Myers - 8PA1** <andrew.myers@gsa.gov>

Tue, Jul 16, 2019 at 10:44 AM

To: Charles Leverett <cleverett@blm.gov>, Alexander Secor - 8PSMW <alexander.secor@gsa.gov>, Dan Brousseau - PTB <daniel.brousseau@gsa.gov>, Peter Marples - 8PSMW <peter.marples@gsa.gov>, James Randle - 8PSCW <james.randle@gsa.gov>

Hi Tony:

Will you please take a look at this today and provide any feedback? We want to post by 3pm today. Thanks!

Regards,

**Andrew Myers**

Business Center Manager  
Zonal Client Executive - DOI (R8/9/10)  
GSA-PBS Customer Engagement Division  
PMP, LEED AP  
(b) (6) c

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 **BLM GJ Ad.pdf**  
24K**Leverett, Charles** <cleverett@blm.gov>

Tue, Jul 16, 2019 at 11:40 AM

To: Andrew Myers - 8PA1 &lt;andrew.myers@gsa.gov&gt;

Cc: Alexander Secor - 8PSMW <alexander.secor@gsa.gov>, Dan Brousseau - PTB <daniel.brousseau@gsa.gov>, Peter Marples - 8PSMW <peter.marples@gsa.gov>, James Randle - 8PSCW <james.randle@gsa.gov>

Hi,

Looks like the UR is (b) (5) I'm wondering, given the requirement for many offices , if (b) (5) sf is enough?

Perhaps minimum of (b) (5) USF?

[Quoted text hidden]

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**Tony Leverett**

Section Chief  
Real Estate Leasing Services  
Bureau of Land Management  
National Operations Center

10/8/2019

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Denver, CO  
303 236-8931  
(b) (6) cell

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Thanks! [Provide Feedback](#)

---

**Andrew Myers - 8PA1** <andrew.myers@gsa.gov>

Tue, Jul 16, 2019 at 11:52 AM

To: Charles Leverett <cleverett@blm.gov>

Cc: "Alexander Secor (8PSM)" <alexander.secor@gsa.gov>, Dan Brousseau - PTB <daniel.brousseau@gsa.gov>, Peter Marples - 8PSMW <peter.marples@gsa.gov>, James Randle <james.randle@gsa.gov>

Hi Tony.

I have (b) (5) sf/person at (b) (5) usf. I think we keep it as is and can push towards the max of (b) (5), which would be (b) (5) sf/person. And let's see what comes back from interested parties.

Are you comfortable with this approach?

[Quoted text hidden]

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**Andrew Myers - 8PA1** <andrew.myers@gsa.gov>

Tue, Jul 16, 2019 at 11:54 AM

To: Charles Leverett <cleverett@blm.gov>

Cc: "Alexander Secor (8PSM)" <alexander.secor@gsa.gov>, Dan Brousseau - PTB <daniel.brousseau@gsa.gov>, Peter Marples - 8PSMW <peter.marples@gsa.gov>, James Randle <james.randle@gsa.gov>

Ps. We're working off (b) (5) ppl.

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**Leverett, Charles** <cleverett@blm.gov>

Tue, Jul 16, 2019 at 12:35 PM

To: Andrew Myers - 8PA1 <andrew.myers@gsa.gov>

Cc: "Alexander Secor (8PSM)" <alexander.secor@gsa.gov>, Dan Brousseau - PTB <daniel.brousseau@gsa.gov>, Peter Marples - 8PSMW <peter.marples@gsa.gov>, James Randle <james.randle@gsa.gov>

This morning I was told (b) (5) people, hence the (b) (5). I asked them to confirm.

Thanks

[Quoted text hidden]

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**Andrew Myers - 8PA1** <andrew.myers@gsa.gov>

Tue, Jul 16, 2019 at 2:35 PM

To: "Leverett, Charles" <cleverett@blm.gov>

10/8/2019

GSA.gov Mail - BLM GJ Advertisement

Cc: "Alexander Secor (8PSM)" <alexander.secor@gsa.gov>, Dan Brousseau - PTB <daniel.brousseau@gsa.gov>, Peter Marples - 8PSMW <peter.marples@gsa.gov>, James Randle <james.randle@gsa.gov>

Hi Tony:

Everything we've received was for (b) (6) ppl, but I told Michael Nedd yesterday that it's ok if that fluctuates a couple / few people.

Do we have your blessing to move forward? Thanks!

Regards,

**Andrew Myers**

Business Center Manager  
Zonal Client Executive - DOI (R8/9/10)  
GSA-PBS Customer Engagement Division  
PMP, LEED AP

(b) (6)

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**Leverett, Charles** <cleverett@blm.gov>

Tue, Jul 16, 2019 at 2:37 PM

To: Andrew Myers - 8PA1 <andrew.myers@gsa.gov>

Cc: "Alexander Secor (8PSM)" <alexander.secor@gsa.gov>, Dan Brousseau - PTB <daniel.brousseau@gsa.gov>, Peter Marples - 8PSMW <peter.marples@gsa.gov>, James Randle <james.randle@gsa.gov>

Yes.

If possible I would like to see us at the (b) (5).

Thanks

[Quoted text hidden]

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**Andrew Myers - 8PA1** <andrew.myers@gsa.gov>

Tue, Jul 16, 2019 at 3:24 PM

To: daniel.brousseau@gsa.gov

Cc: "Alexander Secor (8PSM)" <alexander.secor@gsa.gov>, Peter Marples - 8PSMW <peter.marples@gsa.gov>, James Randle <james.randle@gsa.gov>, Dawn Warner <dawn.warner@gsa.gov>

Let's move forward. Can you post today? Also, please send me the FBO link when posted. I need to send to Central Office.

[Quoted text hidden]

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**Peter Marples - 8PRA** <peter.marples@gsa.gov>

Tue, Jul 16, 2019 at 3:26 PM

To: Andrew Myers - 8PA1 <andrew.myers@gsa.gov>

Cc: Dan Brousseau - 8PRA <daniel.brousseau@gsa.gov>, "Alexander Secor (8PSM)" <alexander.secor@gsa.gov>, James Randle <james.randle@gsa.gov>, Dawn Warner <dawn.warner@gsa.gov>

If no one is opposed I'd like to increase the max USF to (b) (5) so we don't run into any problems.

Peter Marples  
Lease Contracting Officer  
GSA, Region 8  
Phone: 303-324-9093  
Email: [peter.marples@gsa.gov](mailto:peter.marples@gsa.gov)  
Address: One Denver Federal Center  
Building 41, SL 601  
Denver, CO 80225

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**Peter Marples - 8PRA** <[peter.marples@gsa.gov](mailto:peter.marples@gsa.gov)>

Tue, Jul 16, 2019 at 3:28 PM

To: Andrew Myers - 8PA1 <[andrew.myers@gsa.gov](mailto:andrew.myers@gsa.gov)>

Cc: Dan Brousseau - 8PRA <[daniel.brousseau@gsa.gov](mailto:daniel.brousseau@gsa.gov)>, "Alexander Secor (8PSM)" <[alexander.secor@gsa.gov](mailto:alexander.secor@gsa.gov)>, James Randle <[james.randle@gsa.gov](mailto:james.randle@gsa.gov)>, Dawn Warner <[dawn.warner@gsa.gov](mailto:dawn.warner@gsa.gov)>

Scratch that, talked to Andrew - we're going to keep the range capped at 5,000.

Peter Marples  
Lease Contracting Officer  
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10/8/2019

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Tue, Jul 16, 2019 at 3:51 PM

**Peter Marples - 8PRA** <peter.marples@gsa.gov>

To: Andrew Myers - 8PA1 <andrew.myers@gsa.gov>

Cc: Dan Brousseau - 8PRA <daniel.brousseau@gsa.gov>, "Alexander Secor (8PSM)" <alexander.secor@gsa.gov>, James Randle <james.randle@gsa.gov>, Dawn Warner <dawn.warner@gsa.gov>

Ad is posted - see attached.

Peter Marples

Lease Contracting Officer

GSA, Region 8

Phone: 303-324-9093

Email: [peter.marples@gsa.gov](mailto:peter.marples@gsa.gov)

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**Sources Sought - Office Space in Grand Junction, CO - Federal Business Opportunities\_ Notices.pdf**

84K

Wed, Jul 17, 2019 at 2:13 PM

**Peter Marples - 8PRA** <peter.marples@gsa.gov>

To: Andrew Myers - 8PA1 <andrew.myers@gsa.gov>

Cc: Dan Brousseau - 8PRA <daniel.brousseau@gsa.gov>, "Alexander Secor (8PSM)" <alexander.secor@gsa.gov>, James Randle <james.randle@gsa.gov>, Dawn Warner <dawn.warner@gsa.gov>

Dan and I double checked with the broker for the (b) (5) building to see if that space was still available. He confirmed that it is available and can be broken down into a 5000 sf suite if needed. There are a lot of private offices and some bullpen type areas. The attached flyer has already been circulated but might be useful to look at with the updated requirements. Click the play button to open a 3d virtual tour of the space.

Peter Marples

Lease Contracting Officer

GSA, Region 8

Phone: 303-324-9093

Email: [peter.marples@gsa.gov](mailto:peter.marples@gsa.gov)

Address: One Denver Federal Center

Building 41, SL 601

Denver, CO 80225



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 **760 Horizon Dr - 3rd Flr.pdf**  
1184K

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**Peter Marples - 8PRA** <peter.marples@gsa.gov>

Wed, Jul 17, 2019 at 2:16 PM

To: Andrew Myers - 8PA1 <andrew.myers@gsa.gov>

Cc: Dan Brousseau - 8PRA <daniel.brousseau@gsa.gov>, "Alexander Secor (8PSM)" <alexander.secor@gsa.gov>, James Randle <james.randle@gsa.gov>, Dawn Warner <dawn.warner@gsa.gov>

Here is a 2d floorplan as well.

Peter Marples  
Lease Contracting Officer  
GSA, Region 8  
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Denver, CO 80225


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 **Phase 1 - 3rd Floor.pdf**  
500K



**Sources Sought - Office Space in Grand Junction, CO**SOLICITATION NUMBER: 9CO2497

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**NOTICE DETAILS****Solicitation #:**

9CO2497

**Procurement Type:****Sources Sought****Title:**

Sources Sought - Office Space in Grand Junction, CO

**Classification Code:**

X -- Lease or rental of facilities

**NAICS Code:**

531390 -- Other Activities Related to Real Estate

**Is this a Recovery and Reinvestment Act Action?:**

No

**Response Date:**

Jul 30, 2019 12:01 pm Mountain

Phone: (202) 412-6178

**Primary Point of Contact.:**

Dan Brousseau

[daniel.brousseau@gsa.gov](mailto:daniel.brousseau@gsa.gov)**Secondary Point of Contact:**

Peter Marples,

Lease Contracting Officer

[peter.marples@gsa.gov](mailto:peter.marples@gsa.gov)**Description:**

GSA Public Buildings Service

U.S. GOVERNMENT

General Services Administration (GSA) seeks to lease the following space:

State: Colorado

City: Grand Junction

**Delineated Area:** Grand Junction City Limits

**Minimum Sq. Ft. (ABOA):** 4,500

**Maximum Sq. Ft. (ABOA):** 5,000

**Space Type:** Office

**Parking Spaces (Total):** 30

**Parking Spaces (Surface):** 30

**Parking Spaces (Structured):** 0

**Parking Spaces (Reserved):** 30

**Full Term:** 60 months

**Firm Term:** 24 months

**Option Term:** N/A

**Additional Requirements:** Government is seeking built-out office space that can be ready for occupancy by 9/16/2019. Minimal Tenant Improvements required.

Offered space must meet Government requirements for fire safety, accessibility, seismic, and sustainability standards per the terms of the Lease. A fully serviced lease is required. Offered space shall not be in the 100 year flood plain.

**Expressions of Interest Due:** 7/30/2019

**Market Survey (Estimated):** 8/1/2019

**Offers Due:** 8/20/2019

**Occupancy (Estimated):** 9/16/2019

**Place of Contract Performance:**

Grand Junction, Colorado

United States

**Archiving Policy:**

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**Allow Vendors To Add/Remove From Interested Vendors:**

No

**Allow Vendors To View Interested Vendors List:**

No

**Is this a Schedule Notice:**

No

**Electronic Submission/ Responses:**

Doc Package

**Peter Marples - 8PRA** <peter.marples@gsa.gov>**GJ**

3 messages

**Leverett, Charles** <cleverett@blm.gov>

Tue, Jul 23, 2019 at 1:07 PM

To: Peter Marples - 8PSMW &lt;peter.marples@gsa.gov&gt;

I am assuming you are referring to (b) (5) ? If so, I think it would have the sufficient "look" for BLM HQ.

--

**Tony Leverett***Section Chief**Real Estate Leasing Services**Bureau of Land Management**National Operations Center**Denver, CO**303 236-8931**(b) (6) cell*RELS Sharepoint: <https://blmspace.blm.doi.net/oc/sites/property/rels/Pages/default.aspx>

BLM Real Estate Leasing Services values your feedback and strives to improve the service we provide. Please take a moment to click the "Provide Feedback" link below and let us know how we did.

Thanks! [Provide Feedback](#)

**Peter Marples - 8PRA** <peter.marples@gsa.gov>

Tue, Jul 23, 2019 at 1:21 PM

To: "Leverett, Charles" &lt;cleverett@blm.gov&gt;

Correct. The building is the best I've seen in Grand Junction and is already built out into private offices with some bullpen type space and a really nice looking conference room. I'm no designer but I think that we could take half of the space, giving us ~9-10 offices, the conference room, open workspace, and access to both stairwells and the elevator while staying within our SF range. Have you seen the floor plans? Attached is the virtual plan - click the red "play" to open it. I have a standard pdf floor plan as well somewhere.

Peter Marples

Lease Contracting Officer

GSA, Region 8

Phone: 303-324-9093

Email: [peter.marples@gsa.gov](mailto:peter.marples@gsa.gov)

Address: One Denver Federal Center

Building 41, SL 601

Denver, CO 80225

For more info on the streamlined Government leasing process visit



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 **760 Horizon Dr - 3rd Flr (2).pdf**  
1184K

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**Peter Marples - 8PRA** <peter.marples@gsa.gov>  
To: "Leverett, Charles" <cleverett@blm.gov>

Tue, Jul 23, 2019 at 1:23 PM

Here is the standard floor plan. I'm imaging taking the bottom half-ish of the space.

Peter Marples  
Lease Contracting Officer  
GSA, Region 8  
Phone: 303-324-9093  
Email: [peter.marples@gsa.gov](mailto:peter.marples@gsa.gov)  
Address: One Denver Federal Center  
Building 41, SL 601  
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 **Phase 1 - 3rd Floor (1).pdf**  
500K

(b) (5)

**Peter Marples - 8PRA** <peter.marples@gsa.gov>

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**GJ Horizon Drive**

9 messages

**Wilson, Gregory** <gwilson@blm.gov>

Fri, Sep 13, 2019 at 12:05 PM

To: peter.marples@gsa.gov

Cc: Gary Hall &lt;ghall@blm.gov&gt;, Charles Leverett &lt;cleverett@blm.gov&gt;

Gary hall and myself would like to get access to the space on Horizon Drive in Grand Junction . We will be there at 9:00 am Monday September 16th . Please advise who we should contact at the site .

**Greg Wilson****20M Street SE Washington, D.C. 2003-3503****OC-384 Division of Information Technology Services****office 202-912-7014**

Cell (b) (6)

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**Peter Marples - 8PRA** <peter.marples@gsa.gov>

Fri, Sep 13, 2019 at 12:13 PM

To: "Wilson, Gregory" &lt;gwilson@blm.gov&gt;

Cc: Gary Hall &lt;ghall@blm.gov&gt;, Charles Leverett &lt;cleverett@blm.gov&gt;

Hi Greg - I thought that we were looking at Tuesday morning to start - it might be Monday afternoon before we get the lease awarded. If you just need access Monday that's definitely no problem - but don't think we can start work until the deal is inked.

Let me know and I'll get you contact info for building access.

Peter Marples  
Lease Contracting Officer  
General Services Administration

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**Wilson, Gregory** <gwilson@blm.gov>

Fri, Sep 13, 2019 at 12:16 PM

To: Peter Marples - 8PRA &lt;peter.marples@gsa.gov&gt;

Cc: Gary Hall &lt;ghall@blm.gov&gt;, Charles Leverett &lt;cleverett@blm.gov&gt;

We will not be doing any work . We just want to look around to make sure we have everything we need to get the network up .

**Greg Wilson**

**20M Street SE Washington, D.C. 2003-3503**

**OC-384 Division of Information Technology Services**

**office 202-912-7014**

**Cell (b) (6)**

[Quoted text hidden]

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**Peter Marples - 8PRA** <peter.marples@gsa.gov>  
To: "Wilson, Gregory" <gwilson@blm.gov>  
Cc: Gary Hall <ghall@blm.gov>, Charles Leverett <cleverett@blm.gov>

Fri, Sep 13, 2019 at 12:22 PM

Gotcha. Working on a point of contact for you now.

Peter Marples  
Lease Contracting Officer  
General Services Administration

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**Peter Marples - 8PRA** <peter.marples@gsa.gov>  
To: "Wilson, Gregory" <gwilson@blm.gov>, rcasias@blm.gov  
Cc: Gary Hall <ghall@blm.gov>, Charles Leverett <cleverett@blm.gov>

Fri, Sep 13, 2019 at 1:23 PM

Debbie works the front desk of The building and she will get you into the suite. She knows you're coming Monday morning. Call me if you need anything.

Peter Marples  
Lease Contracting Officer  
General Services Administration

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**Casias, Robert** <rcasias@blm.gov>  
To: Peter Marples - 8PRA <peter.marples@gsa.gov>

Fri, Sep 13, 2019 at 1:44 PM

Thanks Peter!

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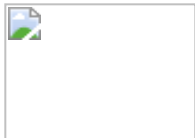
Robert A. Casias  
Associate Director, National Operations Center  
600 Kipling  
Denver, CO

303-236-9458 (office)

(b) (6) (cell)



*"Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has." Margaret Mead*



---

**Peter Marples - 8PRA** <peter.marples@gsa.gov>

Fri, Sep 13, 2019 at 2:17 PM

To: "Wilson, Gregory" <gwilson@blm.gov>, rcasias@blm.gov

Cc: Gary Hall <ghall@blm.gov>, Charles Leverett <cleverett@blm.gov>

Would it be helpful to have the vendor that installed the cabling etc there with you guys?

Peter Marples  
Lease Contracting Officer  
General Services Administration

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**Gregory Wilson** <gwilson@blm.gov>

Sat, Sep 14, 2019 at 12:24 PM

To: Peter Marples - 8PRA <peter.marples@gsa.gov>

Cc: rcasias@blm.gov, Gary Hall <ghall@blm.gov>, Charles Leverett <cleverett@blm.gov>

No we can figure it out .

Thanks

Sent from my iPhone

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**Peter Marples - 8PRA** <peter.marples@gsa.gov>

Sat, Sep 14, 2019 at 7:11 PM

To: Gregory Wilson <gwilson@blm.gov>

Cc: rcasias@blm.gov, Gary Hall <ghall@blm.gov>, Charles Leverett <cleverett@blm.gov>

Ok. Let me know if you end up wanting his info.

Peter Marples  
Lease Contracting Officer  
General Services Administration

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**Peter Marples - 8PRA** <peter.marples@gsa.gov>**GJ**

4 messages

**Leverett, Charles** <cleverett@blm.gov>

Mon, Aug 26, 2019 at 9:57 AM

To: Andrew Myers - 8PSDW &lt;andrew.myers@gsa.gov&gt;, Peter Marples - 8PSMW &lt;peter.marples@gsa.gov&gt;

Howdy,

I'm estimating (b) (5) /sf full service. Close?

Thanks

--

**Tony Leverett**

Chief, Real Estate Leasing Services  
Bureau of Land Management  
National Operations Center  
Denver, CO  
303 236-8931  
(b) (6) cell

RELS Sharepoint: <https://blmspace.blm.doi.net/oc/sites/property/rels/Pages/default.aspx>

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Thanks! [Provide Feedback](#)

**Andrew Myers - 8PA1** <andrew.myers@gsa.gov>

Mon, Aug 26, 2019 at 10:00 AM

To: "Leverett, Charles" &lt;cleverett@blm.gov&gt;

Cc: Peter Marples - 8PSMW &lt;peter.marples@gsa.gov&gt;

(b) (5) - Peter can you confirm?

Regards,

**Andrew Myers**

Business Center Manager  
Zonal Client Executive - DOI (R8/9/10)  
GSA-PBS Customer Engagement Division  
PMP, LEED AP

(b) (6) c

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**Peter Marples - 8PRA** <peter.marples@gsa.gov>  
To: Andrew Myers - 8PA1 <andrew.myers@gsa.gov>  
Cc: "Leverett, Charles" <cleverett@blm.gov>

Mon, Aug 26, 2019 at 10:01 AM

Fair estimates. We don't know for sure yet though.

Peter Marples  
Lease Contracting Officer  
GSA, Region 8  
Phone: 303-324-9093  
Email: [peter.marples@gsa.gov](mailto:peter.marples@gsa.gov)  
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**Peter Marples - 8PRA** <peter.marples@gsa.gov>  
To: Andrew Myers - 8PA1 <andrew.myers@gsa.gov>  
Cc: "Leverett, Charles" <cleverett@blm.gov>

Mon, Aug 26, 2019 at 12:56 PM

I just received the Horizon Building's offer - they've reduced their rate to (b) (6) per foot shell. Don't want to get anyone's hopes up in case that was in error, but it appears that we're looking at less than (b) (6) per foot fully serviced. I'm going to prepare the lease with that rate instead of asking if it is a mistake. I'll let you know if it changes. We are still 4 days away from when all offers are due, so I'll send an email once the deadline passes and we're ready to move forward.

Peter Marples  
Lease Contracting Officer  
GSA, Region 8  
Phone: 303-324-9093  
Email: [peter.marples@gsa.gov](mailto:peter.marples@gsa.gov)  
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